

Ecosystem Services and Householder Planning Application

LOCATION: Yenyasha, Binsted Road

Bucks Horn Oak

Farnham

Hampshire

GU10 4LL

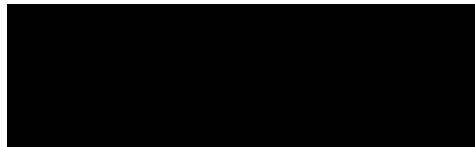
PROPOSAL: Converting Existing Detached Garage To Form Gym And
Office Space

REFERENCE: Ref:PP-12497699 , SDNP/23/05265/FUL

ISSUE DATE: 3RD January 2024

PREPARED BY: Patrick Mudavanhu

SIGNED:



Policy SD2 of the South Downs Local Plan states that

Development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services. This will be achieved through the use of high quality design, and by delivering all opportunities to:

- a) Sustainably manage land and water environments;*
- b) Protect and provide more, better and joined up natural habitats;*
- c) Conserve water resources and improve water quality;*
- d) Manage and mitigate the risk of flooding;*
- e) Improve the National Park's resilience to, and mitigation of, climate change;*
- f) Increase the ability to store carbon through new planting or other means;*
- g) Conserve and enhance soils;*
- h) Support the sustainable production and use of food, forestry and raw materials;*
- i) Reduce levels of pollution;*
- j) Improve opportunities for peoples' health and wellbeing; and*
- k) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities.*

The proposed development seeks to provide positive improvements to the natural environment by complying with Policy SD2 of the South Downs Local Plan as follows:

Ecosystem Services Actions	Policy SD2 criterion
The proposal seeks to convert the existing double garage into a gym and office space. This will minimise the need for new construction and thus preservation of land. The proposal also aims to ensure that construction activities follow sustainable practices to minimize environmental impact.	A, E, J

Creation of a bog garden and rockery with log piles, flowers, and vegetation in the front yard, to beautify area and offer shelter for amphibians and insects. This will also mimic the natural habitats and enhance the overall biodiversity of the area, as well as	A, B, D, E, F, and G
Incorporating rainwater harvesting systems to the site such as installation of guttering, water butts and water bowls. This can be used to water the vegetation around the yard. This will contribute to water conservation and quality improvement.	A, C and D
Use of permeable mulch or bark around hedges, shrubs, and garden beds. This will allow water to reach the soil, helps control soil erosion, and enhance water retention for plant roots.	A, E, and G
As highlighted in section 4.1 Layout of the Plans and drawing document, Skylight, French doors and windows will be added to the garage conversion, increase ventilation and natural lighting.	J
Section 4.2 of the Plans and Drawing documentation, the proposed development seeks to replicate the existing building consists of natural timber cladding as well as cedar finish material, cedar brackets and gable timber detailing over the garage.	H, K
Eco-friendly construction practices will be employed and materials to minimize pollution during the conversion of the garage will be utilised. During construction, the use of electric equipment/tools will be favoured over petrol/diesel powered equipment/tools.	I
The drainage drawing section of the Plans and Drawing documentation highlight the line for the proposed drainage. The driveway tarmac removed during the development will be relaced with pervious pavement, to promote drainage.	D